

**City of Syracuse Zoning Administration**  
**Application for**  **PROJECT SITE REVIEW**  **SITE PLAN REVIEW-LAKEFRONT DISTRICT**  
 City Hall Commons \* Room 101 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

**For Office Use:** Filing Date: 6/13/2019 Case Number: SR-19-07 Zoning District: BA 10/17/20

**LIST ALL INVOLVED TAX ASSESSMENT PROPERTY ADDRESSES AND TAX MAP NUMBERS**  
 As shown on the current City of Syracuse Tax Assessment Roll available on syrgov.net, or 315-448-8280.

PROPERTY TAX ASSESSMENT ADDRESS (street number and name)	TAX MAP NUMBER
<u>943 - 945 HIGHLAND STREET</u>	<u>015. -01-07.0</u>

**PROJECT INFORMATION (please check all that apply and briefly describe):**

- Demolition: \_\_\_\_\_
- New Construction: THREE FAMILY STRUCTURE
- Exterior Alteration: \_\_\_\_\_

**OCCUPANCY INFORMATION** Occupancies/Uses (existing, proposed, and changes): THREE  
INDIVIDUALS WHO HAD BEEN FACING HOMELESSNESS

**PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:**

New construction of a three family structure on Highland Street. Each unit will be approx. 300 sq ft. and will be connected to municipal water and sewer. The units will front on Highland Street but will have a one car driveway on Knoll Street and a two car driveway on Highland Street to accommodate parking requirements. All units will be connected to Natural Gas and will be metered separately. The project includes updates of city sidewalks on both Highland and Knoll.

**SIGN TABLE** – Sign information is required for Site Plan Review Lakefront District approval. Project Site Review entails a preliminary sign review only. Please key (1, 2, 3, etc.) the sign on a location map. See submission requirements.

Sign Number/Key	Proposed or Existing	Wall, Projecting, Window, or Ground	Height	Width	Area	Distance from Ground to Top of Sign	Illumination

**CURRENT PROPERTY OWNER**

(As listed on the City of Syracuse Tax Assessment Roll.)

Name(s): GREATER SYRACUSE LANDBANK

Mailing Address: 431 E FAYETTE STREET, SYRACUSE, NY 13202

Zip:  Telephone: 315.422.2301 E-mail: Kwright@syrawselandbank.org

**APPLICANT INFORMATION:**

(If different from current property owner.)

Contract Purchaser(s)  Tenant  Co-Applicant  Other (please state):

Name(s): A TINY HOME FOR GOOD

Mailing Address: PO BOX 69, SYRACUSE, NY 13205

Zip:  Telephone: 315.640.8205 E-mail: alw@atinyhomeforgood.org

**REPRESENTATIVE INFORMATION:**

(Only if involved in this application.)

Attorney  Architect  Contractor  Other (please state):

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**DECLARATION:**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

*Katelyn Wright* 0-4-19

**CURRENT PROPERTY OWNER SIGNATURE**

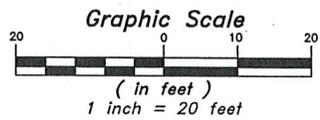
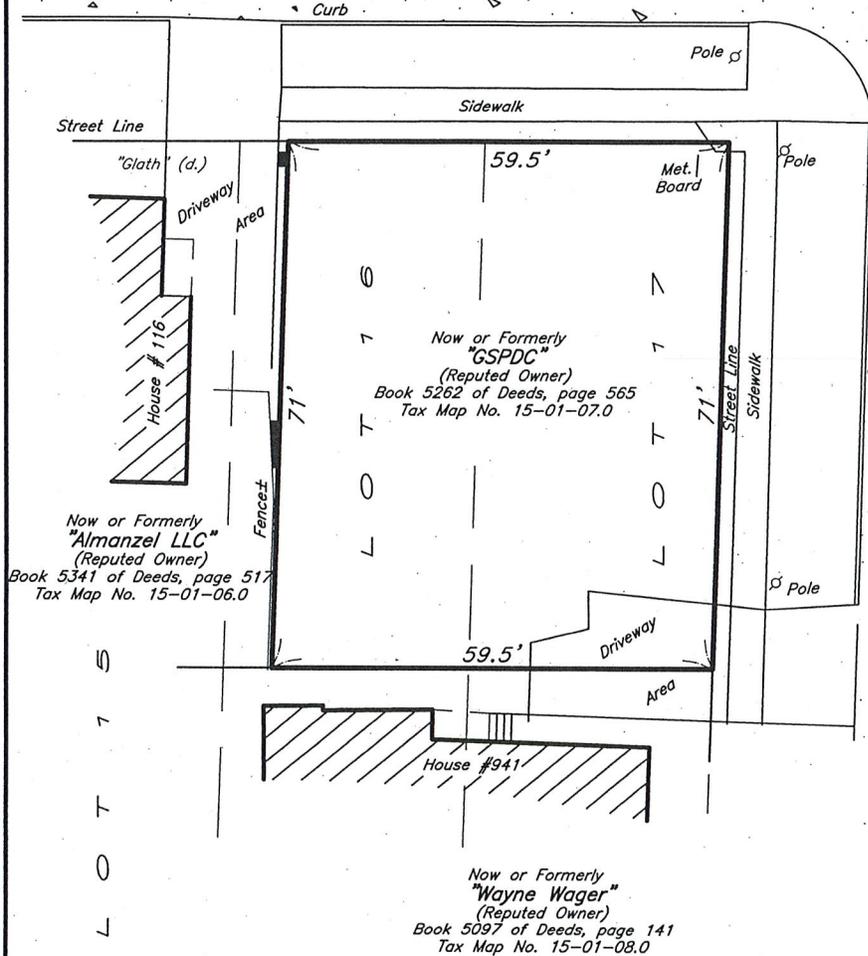
**DATE**

Katelyn Wright Executive Director

**Please legibly PRINT SIGNATURE NAME and TITLE**

# KNAUL STREET

# HIGHLAND STREET



Snow Cover At Time of Survey  
 Subject to a Current Abstract of Title  
 Not To Be Used For Construction Purposes.

CERTIFIED TO:  
*City of Syracuse*

Certifications are not transferable to additional institutions or subsequent owners.  
 Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.  
 This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified.  
 Property corner stakes, if any (found or set) as noted above.  
 It is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor.  
 The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.

**VOID UNLESS SIGNED WITH RED INK.**

*Hans B. Christopherson*  
 -Professional Land Surveyor

Location Survey For Permit Purposes Upon the Lands of:

**"GSPDC"**  
 Part of Lots 16 & 16, Block 112B (Salina)  
 City of Syracuse  
 County of Onondaga  
 State of New York  
 Known As: #943-945 Highland Street

**CHRISTOPHERSON**  
 LAND SURVEYING  
 Syracuse & Tully, New York  
 Phone: (315)-437-9848

Made By: PJT  
 Date: 1/25/2019  
 Scale: 1"=20'  
 File: 258H  
 Disk: CD 1631

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 CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

Re-Certified: \_\_\_\_\_

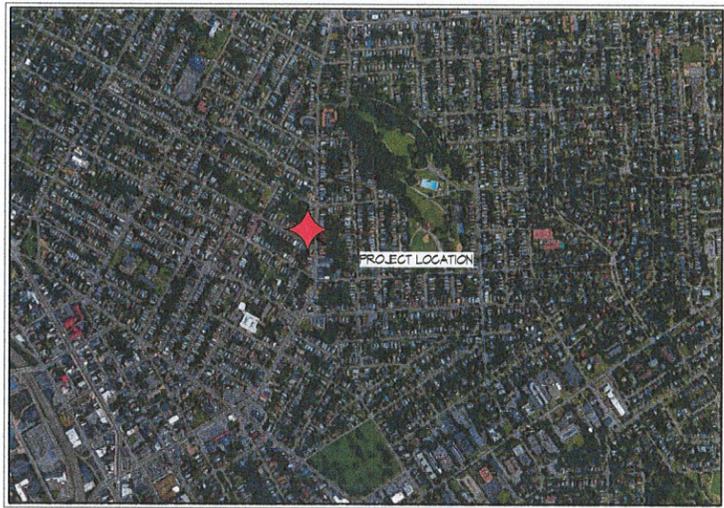
# PROPOSED TINY HOME

FOR

# A TINY HOME FOR GOOD

943 - 945 HIGHLAND STREET  
SYRACUSE, N.Y. 13203

04/11/2019

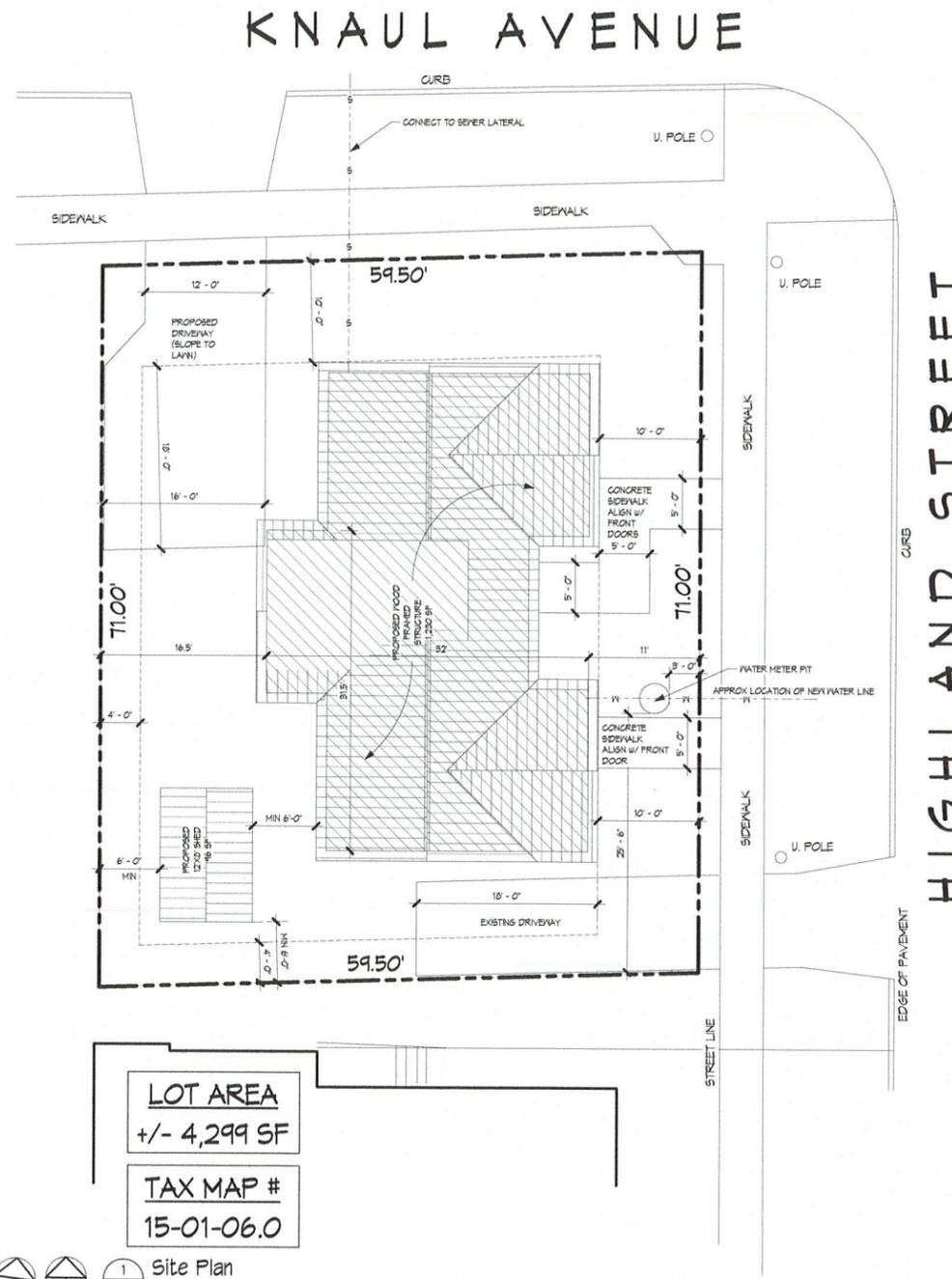


LOCATION MAP - (NO SCALE)



PERSPECTIVE FROM STREET - (NO SCALE)

COVERAGE	
PRIMARY STRUCTURE	1,230 SF
ACCESSORY STRUCTURE	46 SF
TOTAL COVERAGE	1,280 + 46 = 1,326 SF
EXISTING LOT AREA	+/- 4,224 SF
	+/- (1,326 SF / 4,224 SF) X 100
TOTAL COVERAGE (% LOT AREA)	+/- 31.4%



PATH OF CODE COMPLIANCE :  
UNIFORM CODE SUPPLEMENT (PUBLICATION DATE - MARCH 2016)  
THE 2015 INTERNATIONAL RESIDENTIAL CODE  
R101.2 SCOPE : TOWNHOUSES (NOT MORE THAN 3 STORIES)  
EACH UNIT (3 TOTAL) HAS SEPARATE MEANS OF EGRESS  
EACH UNIT EXTENDS FROM FOUNDATION TO ROOF  
THERE IS AN OPEN SPACE ON AT LEAST TWO SIDES  
R302.2 DWELLING UNIT SEPARATION WALLS TO BE 2-HOUR FIRE RATED CONSTRUCTION PER UL 263  
(NOTE PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS NOT PERMITTED WITHIN CAVITY WALL)

LOT AREA  
+/- 4,299 SF

TAX MAP #  
15-01-06.0

1 Site Plan  
SCALE: 1/8" = 1'-0"

## DESIGNERS

CRAIG POLHAMUS, A.I.A.

214 BURNET AVENUE, SYRACUSE, N.Y. 13203

## OWNER

ANDREW LUNETTA, EXECUTIVE DIRECTOR,  
A TINY HOME FOR GOOD  
P.O. BOX 64, SYRACUSE, N.Y. 13205

Date	Scale
04/11/2019	As Indicated
Project Number	Drawn by
14006	RJG



SHEET NUMBER		
T-1		
REVISION NUMBER		
No.	Date	Revision Description
1	5/1/19	2019 REVISED

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2015, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT  
020975  
NY, REG. NO. DATE

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**ZAUSMER · FRISCH  
SCRUTON & AGGARWAL**  
DESIGNERS / BUILDERS

214 BURNET AVENUE - SYRACUSE - NEW YORK 13203  
TEL: (315) 475-8403 - FAX: (315) 475-8410 - E-MAIL: zsa@zausmerfrisch.com

**PROPOSED TINY HOME**

943 - 945 HIGHLAND STREET  
SYRACUSE, N.Y. 13203

**TITLE PROPOSED PLANS**



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REGISTERED ARCHITECT  
020575  
NY REG. NO. DATE

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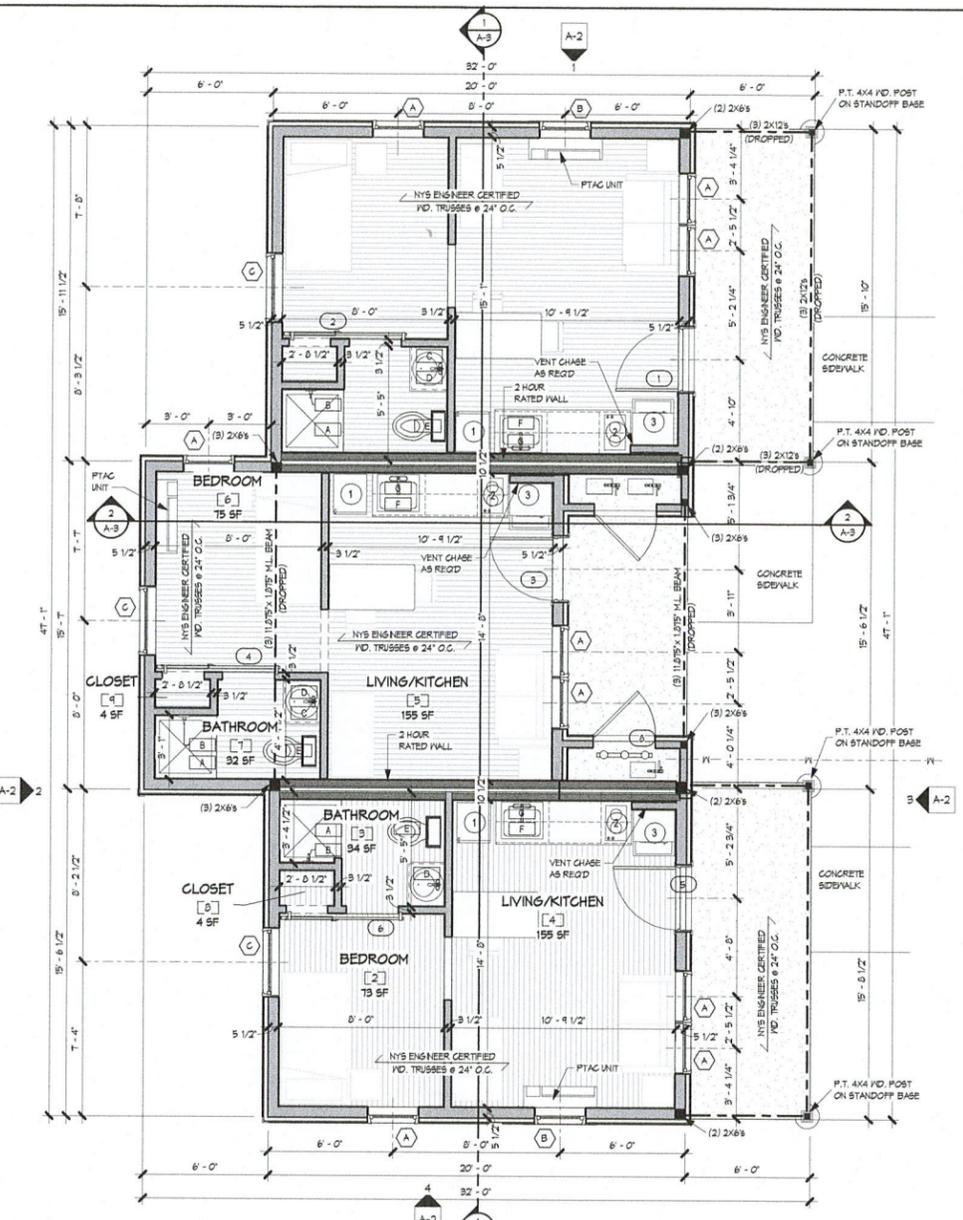
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Date: 04/11/2019 Scale: 1/4" = 1'-0"  
Project Number: 19006 Drawn by: RJC

SHEET NUMBER

**A-1**

REVISION	No.	Date	Revision Description



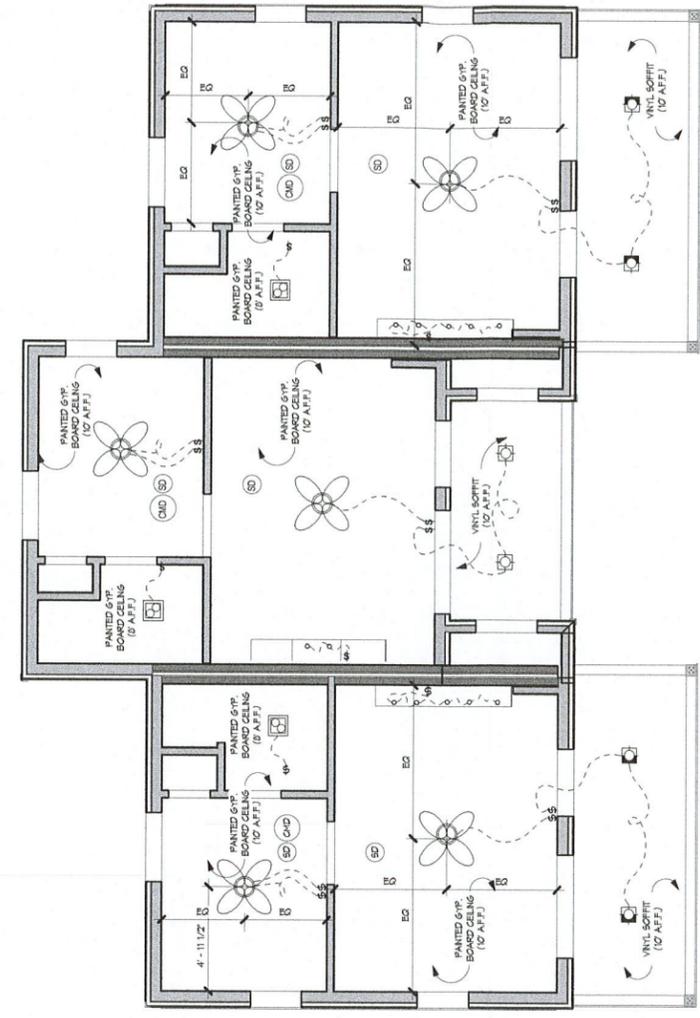
**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**Window Schedule 1**

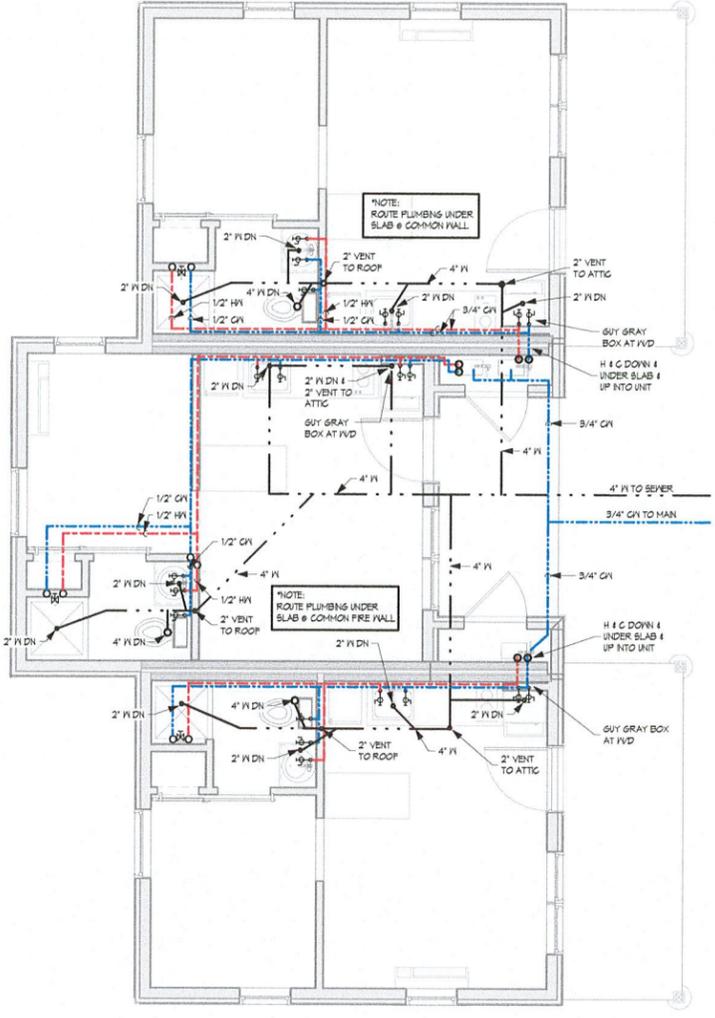
Type Mark	Manufacturer	Model	Width	Height	Glazing Type	Glass Visible Area	Vent Area Standard Hinge	U Value	Head Height	Comments	MEETS EGRESS	Count
A	JELD-FEN	V-2500	24 1/2"	41 1/2"	DOUBLE PANE, ARGON FILLED, LOW E	6.35 SF	3.33 SF	0.28	6'-0"	ROUGH OPENING - 30"X40"	NO	4
B	JELD-FEN	V-2500	24 1/2"	35 1/2"	DOUBLE PANE, ARGON FILLED, LOW E	4.43 SF	2.30 SF	0.28	6'-0"	ROUGH OPENING - 30"X36"	NO	2
C	JELD-FEN	V-2500	34 1/2"	54 1/2"	DOUBLE PANE, ARGON FILLED, LOW E	11.06 SF	6.12 SF	0.28	6'-0"	ROUGH OPENING - 30"X50"	YES	3

**Door Schedule 1**

Door #	Width	Height	Description	Door	FINISH	Comments	Count
1	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
2	2'-6"	6'-8"	TOP MOUNTED, SLIDING 'BARN DOOR'	PAINTED	COLOR TBD BY OWNER		1
3	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
4	2'-6"	6'-8"	TOP MOUNTED, SLIDING 'BARN DOOR'	PAINTED	COLOR TBD BY OWNER		1
5	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
6	2'-6"	6'-8"	TOP MOUNTED, SLIDING 'BARN DOOR'	PAINTED	COLOR TBD BY OWNER		1
8	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
9	0'-0"	0'-0"					1
10	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
S	2'-6"	6'-8"					1
T	2'-6"	6'-8"					1
U	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1



**2 FIRST FLOOR ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"



**3 FIRST FLOOR PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
THERE SHALL BE NO PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN CAVITY OF COMMON WALL. ELECTRICAL INSTALLATIONS ARE PERMITTED IF PENETRATIONS ARE PROPERLY SEALED. OPENINGS OR PENETRATIONS THROUGH THE ROOF ARE PROHIBITED WITHIN 4 FEET OF COMMON WALL.

**PROPOSED TINY HOME**

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SYRACUSE, N.Y. 13203

**EXTERIOR ELEVATIONS**



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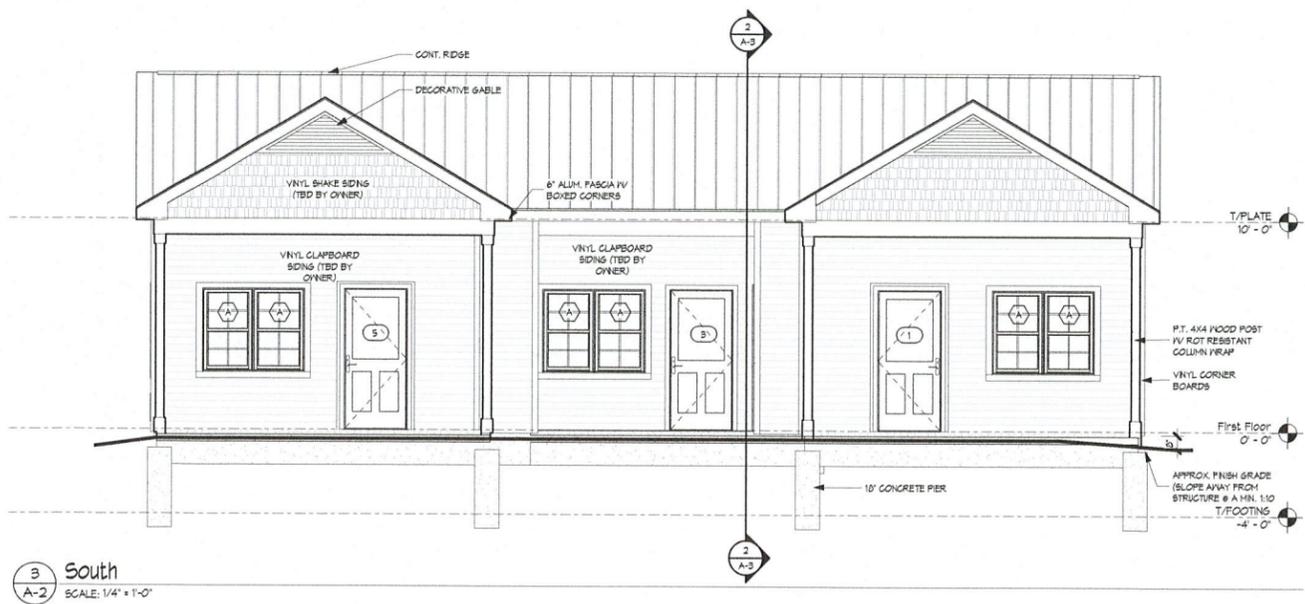
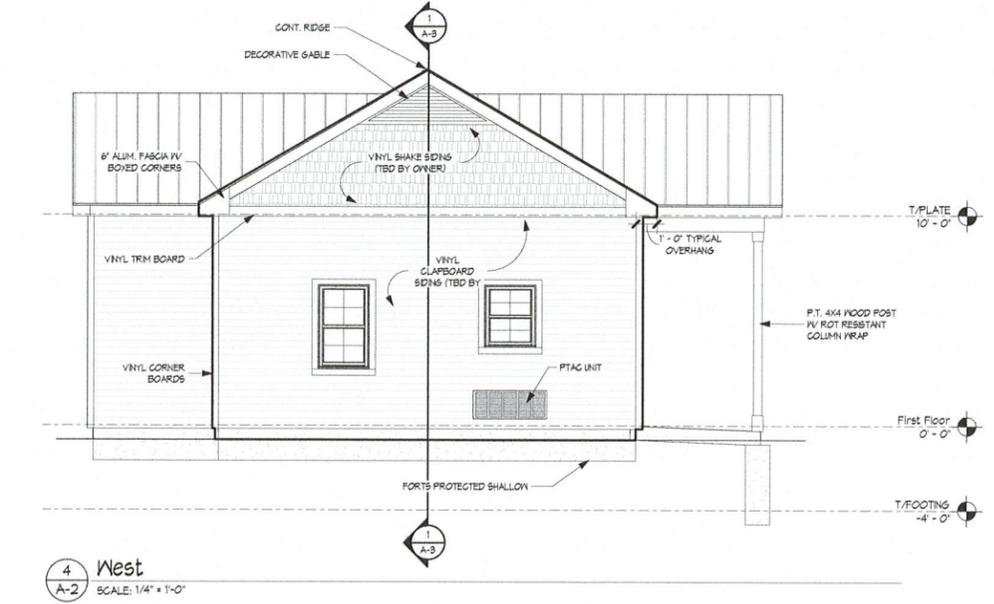
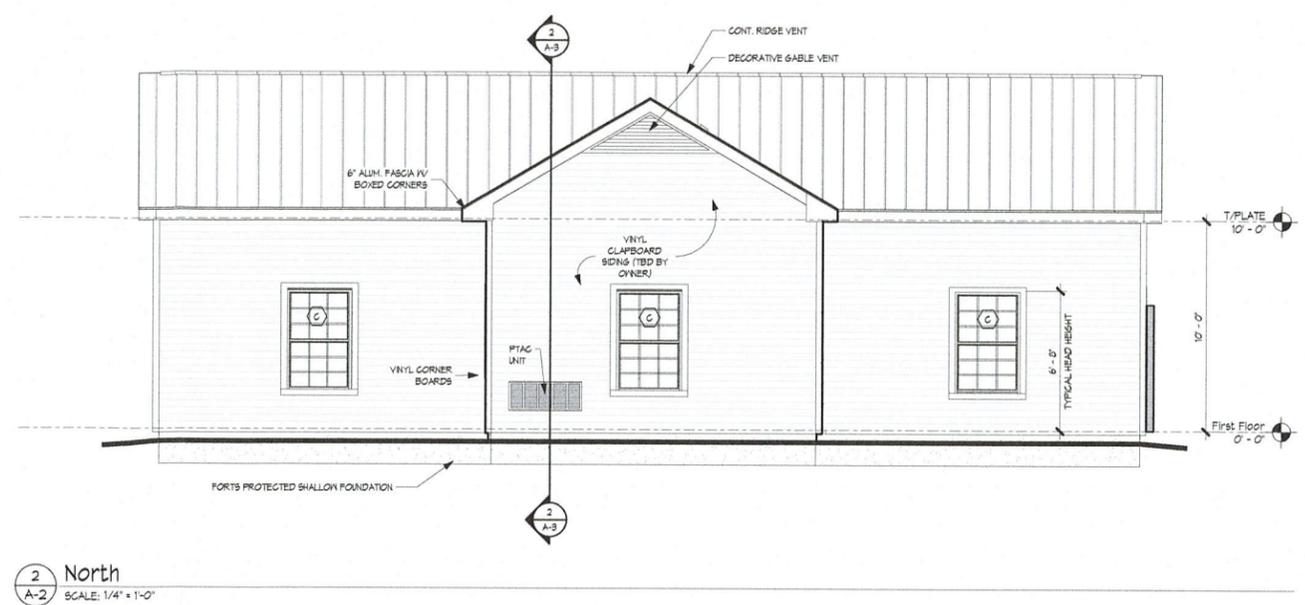
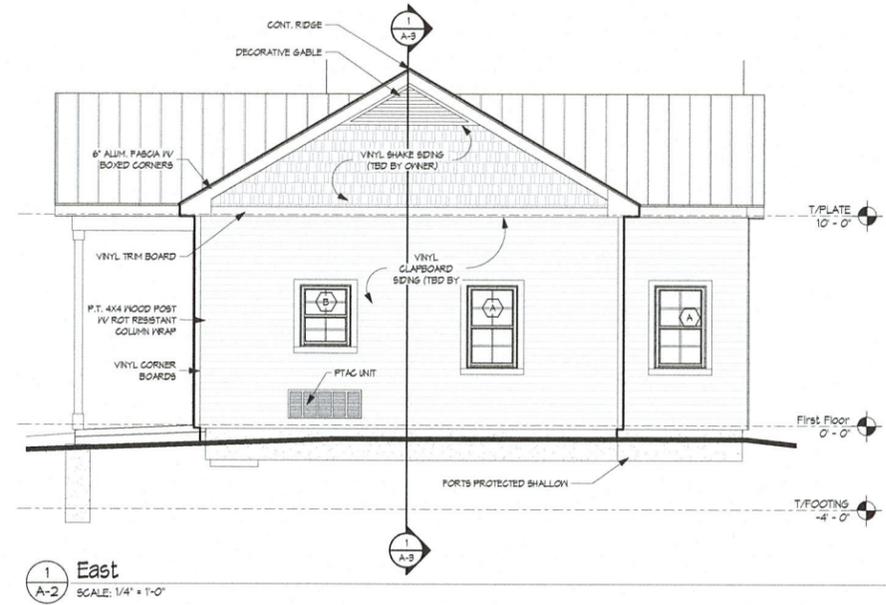
REGISTERED ARCHITECT  
020575  
NY, REG. NO. DATE

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Date	Scale
04/11/2019	1/4" = 1'-0"
Project Number	Drawn by
19006	RJC

SHEET NUMBER		
<b>A-2</b>		
REVISION		
No.	Date	Revision Description





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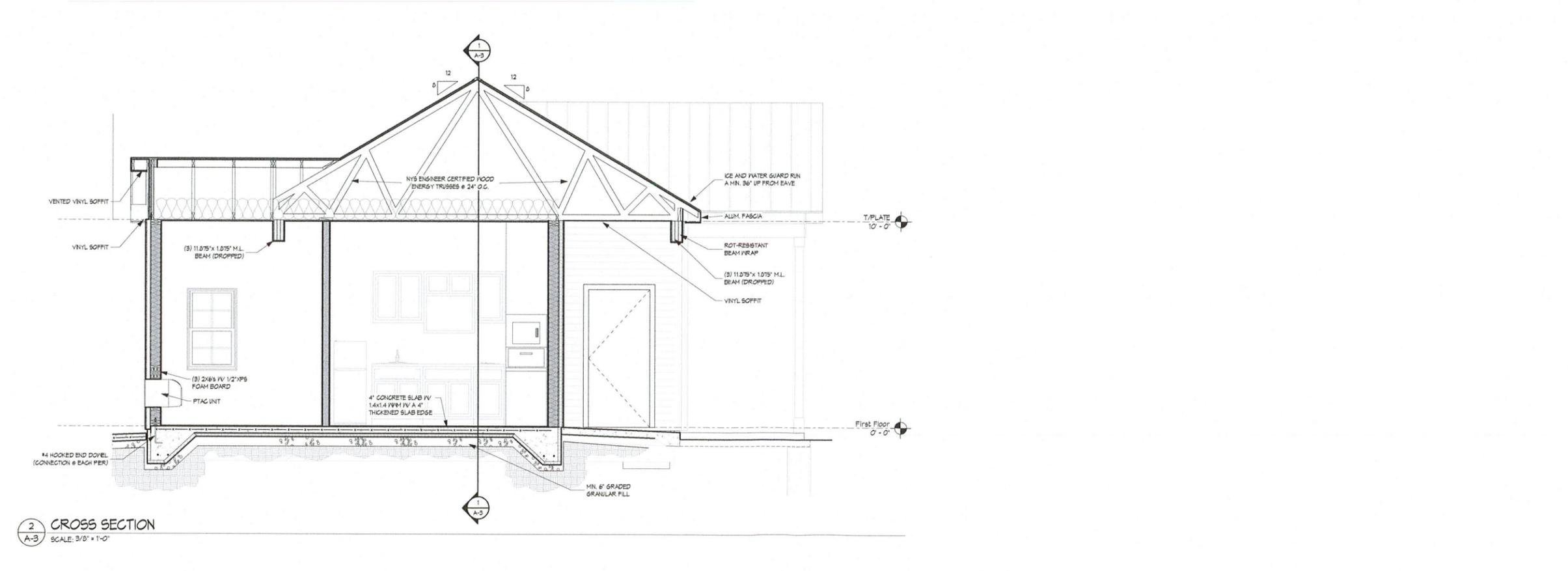
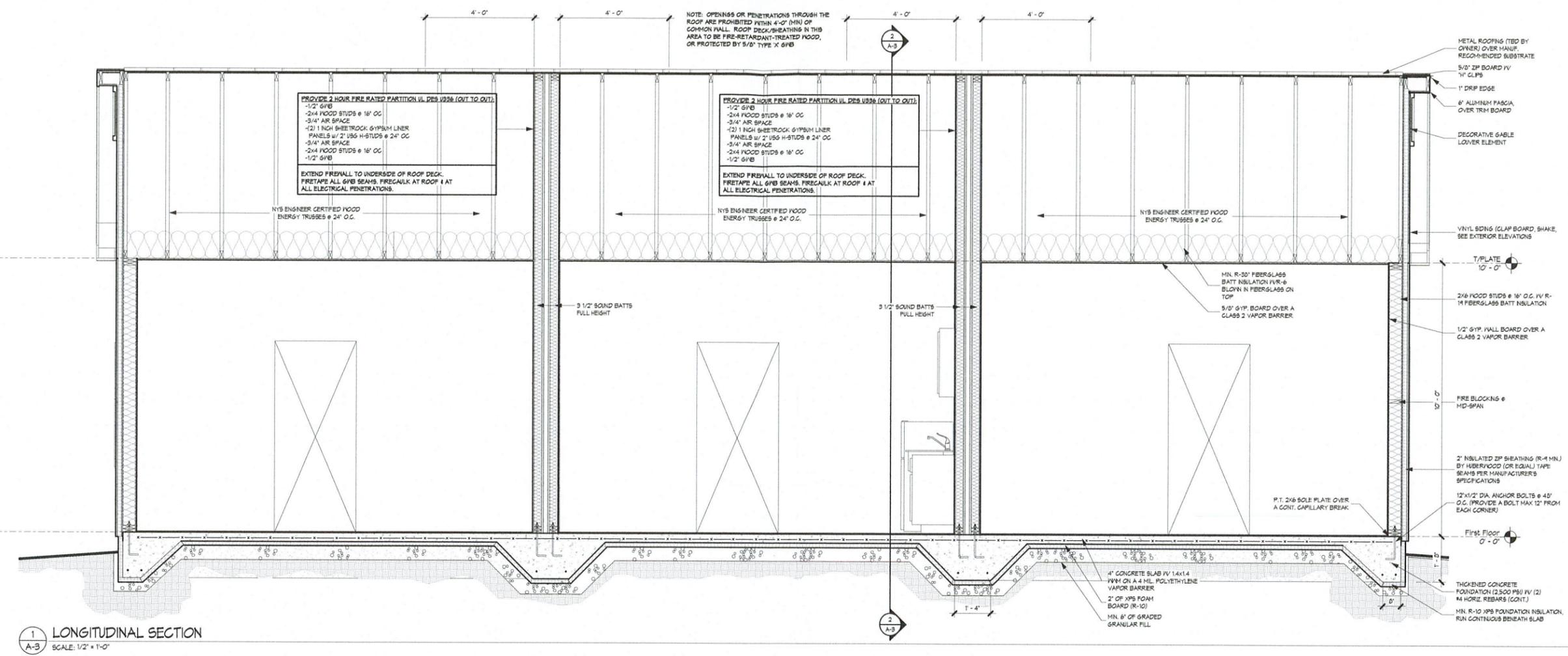
REGISTERED ARCHITECT  
020573  
NY REG. NO. DATE

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Date: 04/11/2019  
Scale: As indicated  
Project Number: 19006  
Drawn by: RJC

SHEET NUMBER		
<b>A-3</b>		
REVISION		
No.	Date	Revision Description



COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	-A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. -THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. -BREAKS OR JOINTS IN THE BARRIER SHALL BE	-AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	-THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. -ACCESS OPENINGS, DROP-DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC	-THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE
WALLS	-THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. -THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED.	-CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. -EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAME WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR
WINDOWS, SKYLIGHTS, AND DOORS	-THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RRM JOISTS	-RRM JOISTS SHALL INCLUDE THE AIR BARRIER.	-RRM JOISTS SHALL BE INSULATED
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	-THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	-FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING, AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR
GRAVEL SPACE WALLS	-EXPOSED EARTH IN UNVENTED GRAVEL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	-WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE GRAVEL SPACE WALLS.
SHAFTS, PENETRATIONS	-DUCT SHAFTS, UTILITY PENETRATIONS, AND FLEX SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		-BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
GARAGE SEPARATION	-AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	-RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRY WALL.	-RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND THE G-RATED.
PLUMBING AND WIRING		-BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING TO EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	-THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	-EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL PHONE BOX ON EXTERIOR WALLS	-THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE SEALED.	
HVAC REGISTER BOOTHS	HVAC REGISTER BOOTHS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	-WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL GAPS BETWEEN FIRE SPRINKLER COVER PLATES AND	

## NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION

TO: *name of authority having jurisdiction*  
 OWNER: *name of property owner*  
 SUBJECT PROPERTY: *property address*  
 TAX MAP NUMBER: *tax map number*  
 DATE: *date form is signed*  
 SIGNATURE: *signature of person submitting form to the authority having jurisdiction*  
 NAME: *print name of person signing*  
 CAPACITY: *insert "owner" or "owner's representative" as applicable*

### PLEASE TAKE NOTICE THAT THE (check applicable (s)):

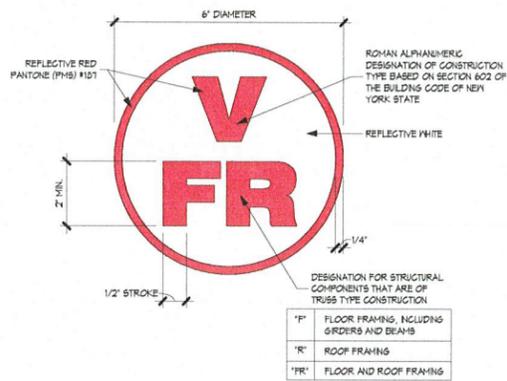
- NEW RESIDENTIAL STRUCTURE
- ADDITION TO EXISTING RESIDENTIAL STRUCTURE
- REHABILITATION TO EXISTING RESIDENTIAL STRUCTURE

### TO BE CONSTRUCTED OR PERFORMED AT THE SUBJECT PROPERTY REFERENCE ABOVE WILL UTILIZE (check each applicable (s)):

- TRUSS TYPE CONSTRUCTION (TT)
- PRE-ENGINEERED WOOD CONSTRUCTION (PW)
- TIMBER CONSTRUCTION (TC)

### IN THE FOLLOWING LOCATION(S) (check each applicable (s)):

- FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS (F)
- ROOF FRAMING (R)
- FLOOR FRAMING AND ROOF FRAMING (FR)



### TRUSS IDENTIFICATION SIGN DETAIL

NOT TO SCALE

#### NOTES:

- AS A CONDITION OF THE FINAL RECEIPT OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, A SIGN OR SYMBOL (DESIGNATED BY THE CODE GOING) SHALL BE AFFIXED TO ANY ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE STRUCTURE, IF ANY SUCH ELECTRIC BOX EXISTS.
- EACH NEW RESIDENTIAL STRUCTURE AND EACH ADDITION TO, OR REHABILITATION OF, AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN OR SYMBOL IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OF THE BUILDING CODE.
- IF AFFIXING THE SIGN OR SYMBOL TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX, OR IF THE UTILITY PROVIDING ELECTRIC SERVICE DOES NOT ALLOW THE SIGN OR SYMBOL TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE STRUCTURE AT A POINT IMMEDIATELY ADJACENT TO THE ELECTRIC BOX.
- IF NO ELECTRIC BOX IS ATTACHED TO THE EXTERIOR OF THE STRUCTURE OR IF, IN THE OPINION OF THE AUTHORITY HAVING JURISDICTION, THE ELECTRIC BOX IS NOT LOCATED IN A PLACE LIKELY TO BE SEEN BY FIRST RESPONDERS RESPONDING TO AN EMERGENCY, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE IN A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIGN OR SYMBOL REQUIRED BY THIS SECTION OF THE BUILDING CODE. ANY SIGN OR SYMBOL SHALL BE REPLACED WHEN ANY CHANGE OR MODIFICATION IS MADE TO SUCH ELECTRIC BOX. THE PROPERTY OWNER SHALL PROMPTLY REPLACE THE SIGN OR SYMBOL REQUIRED BY THIS SECTION OF THE BUILDING CODE IF SUCH SIGN OR SYMBOL IS REMOVED OR BECOMES DAMAGED, FACED, WORN OR OTHERWISE LESS CONSPICUOUS TO FIRST RESPONDERS RESPONDING TO AN EMERGENCY. THE PROPERTY OWNER SHALL KEEP THE AREA IN THE VICINITY OF THE SIGN OR SYMBOL CLEAR OF ALL PLANTS, VEGETATION, AND OTHER OBSTRUCTIONS THAT MAY HIDE OR OBSCURE SUCH SIGN OR SYMBOL.

#### GENERAL WOOD FRAMING NOTES:

- ACCURATELY CUT, FIT AND FASTEN MEMBERS TO PROVIDE PLUMB, LEVEL, TRUE AND RIGID WORK.
- NAILS NOT INDICATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH "RECOMMENDED NAILING SCHEDULE" CONTAINED IN NFPA, MANUAL FOR HOUSE FRAMING.
- COMPLY WITH APPLICATIONS RECOMMENDATIONS CONTAINED IN NFPA, DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL FOR PLYWOOD PRODUCTS INDICATED.
- FOR BOLTED CONNECTIONS, DRILL HOLES 1/16" LARGER IN DIAMETER THAN THE BOLTS BEING USED. PROVIDE WASHERS UNDER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.
- PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES FOR LOAD BEARING WALLS, 2" THICK BY THE WIDTH OF THE STUDS UNLESS NOTED OTHERWISE. STAGGER TOP PLATE SPLICES, SPLICE ONLY AT STUD LOCATIONS.
- ANCHOR BOLT PLATE OF EXTERIOR STUD WALLS TO FOUNDATION WALL WITH 1/2" DIAMETER ANCHOR BOLTS LOCATED A MAXIMUM OF 12" FROM EACH END AND 6 FEET MAXIMUM ON CENTERS (MINIMUM OF TWO ANCHOR BOLTS IN EACH BOLT PLATE). EMBED ANCHOR BOLTS A MINIMUM OF 12" IN CONCRETE.
- INSTALL WOOD BLOCKING IN A CONTINUOUS HORIZONTAL ROW AT MID-HEIGHT OF THE FIRST LEVEL STUD BEARING WALLS.
- RAFTERS AND FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS ARE ANCHORED TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD.
- BRIDGES, FULL DEPTH SOLID BLOCKING, AND CROSS BRACINGS SHALL BE INSTALLED IN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 6 FEET.
- DO NOT NOTCH JOISTS IN THE MIDDLE THIRD OF THE SPAN. LIMIT NOTCHES TO THE TOP FACE OF THE JOIST AND TO A MAXIMUM 1/8 OF THE DEPTH OF THE MEMBER (UNLESS ACCEPTANCE OF ARCHITECT/ENGINEER IS OBTAINED). NO OVERGUTS WILL BE PERMITTED.
- DO NOT BORE HOLES CLOSER THAN 2" FROM THE TOP OR BOTTOM OF JOISTS. LIMIT DIAMETER OF HOLES TO 1/3 OF THE DEPTH OF THE MEMBER. REVEAL BORE HOLE LOCATIONS WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDINGS.
- PRESURE TREAT ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, WATER, MASONRY, STEEL OR CONCRETE, AND ALL WOOD FRAMING MEMBERS DIRECTLY ABOVE SOIL WHEN THE BOTTOM ELEVATION IS 9" (OR LESS) ABOVE THE SOIL.
- INSTALL ROOF SHEATHING WITH FACE GRAIN ACROSS SUPPORTS, USING PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH END JOINTS BETWEEN PANELS STAGGERED AND LOCATED OVER CENTER OF SUPPORTS.
- NAIL SHEATHING 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS USING 10S COMMON NAILS. SEE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS AT ROOF DRAINAGE BOUNDARIES.
- CONSTRUCT HEADERS WITH CONTINUOUS PLYWOOD FILLERS OR SPACER BLOCKS AS REQUIRED TO MATCH WALL WIDTH. LOCATED SPACER BLOCKS AT EACH END AND AT MID-SPAN OF HEADER.
- CONSTRUCT HEADERS FROM LUMBER WITHOUT END-SPLITS, CHECKS OR SHAKES.
- GLUE-NAIL EACH PLY OF MULTIPLE PLY BEAMS TOGETHER WITH THREE ROWS OF 16D NAILS AT 12" ON CENTER (STAGGERED). LOCATE ROWS OF NAILS 2" FROM TOP AND BOTTOM FACES AND AT MID-DEPTH OF BEAM.
- IN ADDITION TO NAILING SPECIFIED ABOVE, BOLT THREE PLY BEAMS WITH 1/2" DIAMETER BOLTS AT 24" ON CENTER STAGGER BOLTS ALONG TOP AND BOTTOM FACES AT 1/3 BEAM DEPTH.
- PROVIDE BUILT-UP STUD COLUMNS AT ALL BEAM BEARING LOCATIONS IN STUD WALLS UNLESS NOTED OTHERWISE. CONSTRUCT BUILT-UP STUD COLUMNS THE SAME WIDTH AS THE BEAM (OR LARGER IF SO NOTED) AND PROVIDE A MINIMUM BEAM BEARING LENGTH OF 8'. THE LAYOUTS OF BUILT-UP STUD COLUMNS SHALL MEET, OR EXCEED, THE PROVISIONS OF THE 2009 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, SECTION 15.3.3.1.

#### GENERAL ENERGY CODE NOTES:

- COMPLY WITH THE 2015 NYS RESIDENTIAL BUILDING CODE, THE 2016/2011 UNIFORM CODE SUPPLEMENT, AND THE 2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
- ALL EXTERIOR INSULATION MUST HAVE A RIGID, OPAQUE, WEATHER-RESISTANT PROTECTIVE COVERING THAT COVERS THE EXPOSED (ABOVE-GRADE) INSULATION AND EXTENDS AT LEAST 6" BELOW GRADE.
- SLAB INSULATION SHALL EXTEND DOWN FROM THE TOP OF THE SLAB TO AT LEAST 48" OR DOWN TO AT LEAST THE BOTTOM OF THE SLAB THEN HORIZONTALLY FOR A MINIMUM DISTANCE OF 48".
- JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED, CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED. THIS INCLUDES, BUT IS NOT LIMITED TO, WINDOWS, DOORS, HVAC DUCTWORK, PLUMBING PIPE, ELECTRICAL PENETRATIONS, ETC.
- RECESSED LIGHTS MUST BE TYPE G-RATED AND INSTALLED WITH NO PENETRATIONS, OR INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH A 1/2" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION. ALL G-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE LESS THAN 2.0 GRM LEAKAGE @ 75 PA.
- AN APPROVED VAPOR RETARDER (MAXIMUM PERM-RATING OF 1.0) IS REQUIRED ON THE "WARM-AND-WINTER" SIDE OF ALL NON-VENTED FRAMED CEILING, WALLS, AND FLOORS. TYPICAL METHODS USED ARE: KRAFT-FACED INSULATION, POLYETHYLENE SHEETING, AND VAPOR RETARDER PRIMER/PANTS.
- ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL MATERIALS AND EQUIPMENT MUST BE IDENTIFIED SO THAT COMPLIANCE WITH BOTH ENERGY AND BUILDING CODES CAN BE DETERMINED.
- MANUFACTURER MANUALS FOR ALL INSTALLED HEATING/COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
- INSULATION R-VALUES, GLAZING U-VALUES, AND HEATING EQUIPMENT EFFICIENCY MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.
- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 8 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 8 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 8 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 8 INCHES IN DIAMETER. DUCTS OR PORTIONS THEREOF, LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT.
- ALL DUCTWORK JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC PLUS-EMBEDDED FABRIC, LIQUID SEALANTS OR TAPES, TAPES AND MASTICS USED TO SEAL FERROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 101A AND SHALL BE MARKED "101A-P" FOR PRESSURE-SENSITIVE TAPE, "101A-H" FOR MASTIC OR "101A-H" FOR HEAT-SENSITIVE TAPE. DUCT TAPE IS NOT PERMITTED. EXCEPTIONS: (1) SPRAY POLYURETHANE FOAM SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS (2) CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" WG, (500 PA).
- DUCTWORK SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
- AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
- THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.
- THERMOSTATS ARE REQUIRED FOR EACH SEPARATE HVAC SYSTEM. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE BUILDING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY, AND SHALL COMPLY WITH THE REQUIREMENTS OF N1103.11 OF THE 2015 NYS RESIDENTIAL BUILDING CODE, THE 2016/2011 UNIFORM CODE SUPPLEMENT, AND THE 2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
- WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A RECIRCULATING SYSTEM.
- INSULATE COMMERCIAL CIRCULATING HOT WATER PIPES TO THE LEVELS SHOWN IN TABLE C403.2.2 "MINIMUM PIPE INSULATION" IN THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. INSULATE RESIDENTIAL CIRCULATING SERVICE HOT WATER PIPES TO R-3 MINIMUM.
- ALL HEATED SWIMMING POOLS MUST HAVE AN ON/OFF HEATER SWITCH THAT COMPLIES WITH N1103.10.1 AND N1103.10.2 OF THE 2015 NYS RESIDENTIAL BUILDING CODE, AND REQUIRE A COVER UNLESS OVER 70% OF THE HEATING ENERGY IS FROM NON-DEPLETABLE SOURCES.
- HVAC PIPING CONVEYING FLUIDS ABOVE 105° F OR CHILLED FLUIDS BELOW 55° F MUST BE INSULATED TO A MINIMUM OF R-3 (EXCEPTION: HEATING PIPING LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE).
- AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- BUILDING ENVELOPE TIGHTNESS SHALL BE VERIFIED BY A BLOWER DOOR TEST RESULT OF LESS THAN 3 ACH @ 50 PA, AND SHALL BE CONDUCTED PER THE REQUIREMENTS OF N1102.4.1.2 OF THE 2015 NYS RESIDENTIAL BUILDING CODE.
- A PROTECTIVE COVERING SHALL BE INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND IT SHALL EXTEND A MINIMUM OF 6 INCHES BELOW FINISHED GRADE.
- ALL INSTALLED INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUES SHALL BE PROVIDED AS REQUESTED.
- THE VALID NEW YORK STATE ENERGY CODE COMPLIANCE CERTIFICATE SHALL BE POSTED ON THE SITE.
- ALL JOINTS AND SEAMS OF ALL AIR DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.
- BUILDING CAVITIES SHALL NOT BE UTILIZED AS DUCTS FOR PLUMBING.
- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: AND, WHEN APPLICABLE, SHALL COMPLY WITH N1103.3.4 OF THE 2015 NYS RESIDENTIAL BUILDING CODE.

- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH WG (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH WG (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

- A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED ON FORCED AIR FURNACES.
- HEAT PUMP THERMOSTATS SHALL BE INSTALLED ON ALL HEAT PUMPS.
- CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.

#### GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL EXAMINE THE SITE AND CHECK EXISTING CONDITIONS TO THE FULL EXTENT OF THE SCOPE OF WORK. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AND OTHER CONTRACTORS RETAINED BY THE OWNER. THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND BE RESPONSIBLE FOR SAME. IN CASE OF DISCREPANCIES, CONFLICTS OR DOUBTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, IN SUFFICIENT TIME TO RESOLVE THE PROBLEM BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT SCALE THE DRAWINGS FOR EXECUTION OF WORK. VERIFY THE EXISTING CONDITIONS AND CROSS CHECK ALL DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING ADJACENT AREAS DURING ALL PHASES OF CONSTRUCTION AND SHALL REPAIR, RELOCATE OR REPLACE AS NEEDED TO COMPLETE SUCH WORK AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE A PLAN FOR APPROVAL BY THE OWNER FOR PROTECTION OF DRIVEWAYS, FENCES, LANDSCAPING, TREES AND SHRUBS ADJACENT TO THE BUILDING CONSTRUCTION SITE, PRIOR TO THE EXECUTION OF WORK.
- ADJOINING WORK OR FINISHES THAT ARE DISRUPTED, DEFACED, OR OTHERWISE DEFECTIVE, SHALL BE NEATLY REPAIRED IN GOOD ORDER AS APPROVED BY THE OWNER. EXISTING AREAS THAT MAY HAVE BEEN WORKED ON SHALL BE THOROUGHLY CLEANED AND IN NEAT AND ACCEPTABLE CONDITION.
- UPON REQUEST, THE CONTRACTOR SHALL SUBMIT FOR INSPECTION AND APPROVAL OF DESIGN, BY OWNER, MANUFACTURER'S SAMPLES AND/OR CUTS OF ANY FINISH MATERIALS TO BE INSTALLED IN THIS PROJECT (INCLUDING ROOFING, DRIP EDGE, SIDING, VENTS, SCREEN MATERIAL AND FRAMES, ETC.).
- THE CONTRACTOR SHALL PROVIDE PROPER CLEANUP OF ALL WORK BEFORE FINAL PAYMENT, THIS INCLUDES FINISHES AND ADJACENT SITE.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR ANY SAME, FROM THE DATE OF FINAL CERTIFICATE OF COMPLETION AND IN ACCORDANCE WITH THE TERMS OF ANY SPECIAL GUARANTEES PROVIDED IN THE CONTRACT.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL APPLICABLE FEES REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATION RELATED TO THIS WORK AS WELL AS ALL SCHEDULED INSPECTIONS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF SUCH TO THE ARCHITECT.
- THE CONTRACTOR SHALL HAVE THE BUILDING STAKED OUT ON THE SITE PRIOR TO THE CONSTRUCTION, BY A LICENSED SURVEYOR. I SUBMIT A COPY TO THE ARCHITECT AND OWNER OF A FINAL AS BUILT SURVEY, STAMPED AND SIGNED BY A LICENSED SURVEYOR.
- ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION SITE, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.
- ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION AND PROTECTED FROM WEATHER.
- ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT OR WIRE.
- ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT OFF AFTER WORKING HOURS.
- CONTRACTOR TO PROVIDE AT LEAST ONE (1) OPERABLE FIRE EXTINGUISHER AT AREA OF WORK.
- CONCEALED JOISTS SPACES SHALL HAVE 2X SOLID BLOCKING (FREE STOPPING) OVER BEARING WALLS AND/OR BEAMS. NO JOIST CAVITY SHALL EXCEED 20 FEET. STUD CAVITIES SHALL BE LIMITED TO CONCEALED CAVITY HEIGHT OF 9'-0". FIRE BLOCKING SHALL BE PROVIDED AS REQUIRED TO LIMIT SMOKE HEIGHT.
- JOISTS, HEADERS AND BEAMS SHALL BE HDN-PR UNLESS OTHERWISE NOTED.
- HDN-PR: Pn1:1000 PSl, Pn7:5 PSl, E:1,000,000 PSl  
 DQ:5-PR: Pn1:400 PSl, Pn7:5 PSl, E:1,300,000 PSl  
 HG:COL:HD: Pn2:800 PSl, Pn7:5 PSl, E:1,000,000 PSl  
 STEEL: Pn24:2000 PSl, E:30,000,000 PSl
- ELECTRICAL AND/OR PLUMBING LAYOUT SHALL MEET OR EXCEED ALL LOCAL AND NATIONAL CODES AND SHALL BE INSPECTED DURING CONSTRUCTION.
- PROVIDE DOUBLE STUDS UNDER BEAMS OR LINTELS TO PROVIDE SOLID BEARING POINTS FOR THE PROPER TRANSFER OF LOADS TO THE FOUNDATION.
- THIS SET OF PLANS HAS BEEN DESIGNED, AND SHALL BE BUILT, TO COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ANY ASSOCIATED SUPPLEMENTS AND THE ENERGY CODE OF NEW YORK STATE, IN EFFECT, UPON THE DATE OF BUJANCE.
- IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER AN ITEM ON THE DOCUMENT IN ANY WAY - TITLE VII, PART 65(5)(b).
- 1/2" DIAMETER X 16' LONG ANCHOR BOLTS SET IN FILLED CORES (MIN. OR 2 CRS) @ 6'-0" O.C. AND MINIMUM 1'-0" AWAY FROM CORNER, MINIMUM OF 2 BOLTS IN EACH BELL SHELL.
- FILL G.M.I. CORES SOLID WITH CONCRETE, MINIMUM 9'-0" WIDE X 3 CRS AT ALL BEAM BEARING LOCATIONS.
- ALL GLASS IN DOORS AND ALL GLASS IN WINDOWS WITH SLITS LESS THAN 10' ABOVE FINISHED FLOOR SHALL BE TEMPERED.
- THE CONTRACTOR SHALL INSTALL SIMPSON STRONG TIE 1/4" HURRICANE ANCHORS (OR APPROVED EQUAL) AT ALL RAFTER-TO-TOP PLATE CONNECTIONS. PROVIDE FASTENERS IN MATERIAL, TYPE AND SIZE PER MANUFACTURER'S INSTRUCTIONS.
- WHERE PRE-ENGINEERED FLOOR JOIST SYSTEMS (LOUISIANA-PACIFIC, TRUSS-JOIST, ETC.) AND/OR ROOF TRUSSES ARE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL INCLUDE ALL PLANS, SECTIONS, DETAILS AND CALCULATIONS THAT ARE/EVERY REQUIRED BY THE MANUFACTURER TO DESIGN AND INSTALL THE FLOOR OR ROOF SYSTEM.
- PRE-ENGINEERED FLOOR JOIST AND ROOF TRUSS SYSTEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO CONTROL CRACKING IN CONCRETE FLOOR SLABS INCLUDING, BUT NOT LIMITED TO, SAWING CONTROL JOISTS (1/4" DEEP PER INCH OR SLAB THICKNESS) SPACED AT 24 TO 36 TIMES THE SLAB THICKNESS (DO NOT EXCEED 15 FEET). INSTALL THE PROPER STRENGTH CONCRETE FOR INTENDED USE, AVOID NET MIXES AND RAPID DRYING OF THE CONCRETE, INSTALL MINIMUM ONE LAYER OF WELDED WIRE MESH IN THE CENTER OF THE SLAB THICKNESS. DO NOT PLACE CONCRETE ON FROZEN GROUND OR SUB-BASE.
- VAPOR RETARDER CLASSIFICATIONS SHALL BE AS FOLLOWS:  
 CLASS 1: VAPOR IMPERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF LESS THAN 0.1)  
 - MINIMUM 6 MIL (2001) POLYETHYLENE SHEETING  
 - POL OR POLYPROPYLENE FACED INSULATION  
 - RUBBER MEMBRANE  
 CLASS 2: VAPOR SEMI-PERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF LESS THAN 1.0 AND GREATER THAN 0.1)  
 - MINIMUM 2 MIL (2002) POLYETHYLENE SHEETING  
 - BITUMEN COATED KRAFT PAPER  
 CLASS 3: VAPOR SEMI-PERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF GREATER THAN 1.0)

#### GENERAL METAL-PLATE-CONNECTED WOOD TRUSS NOTES:

- TIMBER TRUSSES SHALL BE OF THE TYPE IN WHICH CHORDS AND WEB MEMBERS ARE IN ONE PLANE. USE GUSSET PLATES, WHICH DEVELOP DESIGN STRENGTH REQUIRED AT JOINTS, FOR CONNECTIONS.
- TRUSSES SHALL BE CAPABLE OF SUPPORTING A TOP CHORD LIVE LOAD OF 45 PSF, TOP CHORD DEAD LOAD OF 15 PSF, AND BOTTOM CHORD DEAD LOAD OF 20 PSF.
- MAXIMUM TRUSS DEFLECTION SHALL BE L/360 FOR TOTAL LIVE LOAD.
- PROVIDE CONTINUOUS VERTICAL 2X4 DIAGONAL CROSS BRACINGS NAILED TO EACH TRUSS DIAGONAL FROM RIDGE TO BOTTOM CHORD OF TRUSS. ONE PAIR OF DIAGONAL CROSS BRACINGS REQUIRED FOR EACH SIX TRUSSES (INDICATE NUMBER OF ROWS REQUIRED).
- PROVIDE DIAGONAL BOTTOM CHORD BRACINGS BETWEEN HORIZONTAL BRACINGS FOR FULL WIDTH OF BUILDING AT NON-BEARING WALLS AND AT 20 FEET ON CENTER THROUGHOUT LENGTH OF BUILDING.
- INDIVIDUAL TRUSSES SHALL BE DESIGNED TO ACCOMMODATE MECHANICAL LOADS NOT ACCOUNTED FOR IN DESIGN LOADS; PARTICULARLY PIPES PARALLEL TO TRUSSES AND PIPES PERPENDICULAR TO TRUSSES WHICH ARE NOT AT PANEL POINTS.
- MINIMUM TOP AND BOTTOM CHORDS OF TRUSSES SHALL BE 2 INCHES BY 6 INCHES AND MINIMUM WEB MEMBERS SHALL BE 2 INCHES BY 4 INCHES. WEB MEMBERS MAY BE LOCATED BY TRUSS MANUFACTURER AS REQUIRED.
- COMPLY WITH THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES (TPU) LATEST EDITION.
- SUBMIT SHOP DRAWINGS WHICH CONTAIN DATA IN ACCORDANCE WITH TPI. DRAWINGS SHALL BE STAMPED BY A NEW YORK STATE PROFESSIONAL ENGINEER.
- NO SNOW LIVE LOAD REDUCTION WILL BE PERMITTED FOR SLOPE.
- FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH QUALITY CONTROL MANUAL OF THE TPI.
- ANCHOR ALL TRUSSES SECURELY TO EXTERIOR WALLS WITH TEGO TRIP-L-SERP FRAMING ANCHORS OR ACCEPTABLE EQUIVALENT.
- CONTINUOUSLY BRACE TRUSS BOTTOM CHORDS WITH PLAT 2X4 STUDS AT 24" ON CENTER. PLACE STUDS WITH STRONG AXIS PERPENDICULAR TO END

#### FLASHING NOTES:

- PROVIDE KICKOUT FLASHING AT ALL ROOF-WALL INTERSECTIONS AS REQUIRED.
- PROVIDE SILL, HEADER, AND PAN FLASHING AT ALL WINDOW OPENINGS.
- PROVIDE HEADER AND THRESHOLD PAN FLASHING AT ALL DOOR OPENINGS.
- AT ROOF-TO-WALL INSTALLATIONS, PROVIDE "Z" SHAPED COUNTERFLASHING WITH DRIP KICK ABOVE THE STEP-FLASHING. THIS CREATES A LEDGE FOR CAULK AND BACKER ROD INSTALLATION.
- EXTEND ALL FLASHINGS A MINIMUM OF 8" UNDER MATERIALS TO BE FLASHED.
- PROVIDE THREE PIECE FLASHING AT ALL DECK-TO-WALL INSTALLATIONS. PIECE #1 WILL EXTEND UP BEHIND INSULATION BOARD AND OUT OVER A WOOD SUPPORT STRIP AT THE DECK LEVEL. PIECE #2 WILL BE INSTALLED UNDER PIECE #1 AND BEHIND LEDGER BOARD AT THE WALL. PIECE #3 WILL BE INSTALLED UNDER PIECE #2 (BELOW DECK LEVEL) AND EXTEND UP AND OVER THE TOP OF INSULATION BOARD - PROVIDE DRIP KICK AT END OF FLASHING.
- PROVIDE FLASHINGS AT ALL THRU-WALL AND THRU-ROOF PENETRATIONS.
- USE FLASHING TAPE TO WRAP ALL WINDOW AND DOOR OPENINGS. FIRST AT SILL, THEN AT SIDES, THEN AT HEAD. INSTALL DIAGONAL STRIP OF FLEXIBLE MEMBRANE FLASHING AT CORNER OVER THE SILL AND UNDER THE JAMB WRAP.

**ZAUSMLER · FRISCH**  
**SCRUTON & AGGARWAL**  
 DESIGNERS / BUILDERS

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**PROPOSED TINY HOME**

943 - 945 HIGHLAND STREET  
 SYRACUSE, N.Y. 13203

**GENERAL NOTES**



THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE. THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2015, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT  
 020575  
 NY REG. NO. DATE

IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

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Date	Scale
04/11/2019	As indicated
Project Number	Drawn by
19006	RJC

SHEET NUMBER		
T-2		
NO.	DATE	REVISION DESCRIPTION



943 Highland.



943 Highland Street. View from Highland Street



943 Highland Street. View from Knaul Street.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>TINY HOMES ON HIGHLAND STREET</b>			
Project Location (describe, and attach a location map): <b>943 HIGHLAND STREET, SYRACUSE, NY 13203</b>			
Brief Description of Proposed Action: <b>Construction of one structure with three units intended for individuals facing homelessness. Each unit is approx. 300 sqft.</b>			
Name of Applicant or Sponsor: <b>ANDREW LUNETTA</b>		Telephone: <b>315.640.8205</b>	
		E-Mail: <b>alunetta@atmyhomeforgood.org</b>	
Address: <b>A TINY HOME FOR GOOD</b>			
City/PO: <b>PO BOX 69, SYRACUSE</b>		State: <b>NY</b>	Zip Code: <b>13205</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.104</u> acres	
b. Total acreage to be physically disturbed?		<u>0.051</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.104</u> acres	
4. Check <u>all</u> land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>Storm water will be directed to a municipally owned sewer system on Highland Street.</i>			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>ANDRZEJ LUNETHA</u>	Date: <u>6/5/2019</u>	
Signature: <u>[Handwritten Signature]</u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**